

**STONEGATE NORTH VILLAGES METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 25, 2023**

Held: Wednesday, the 25th of October, 2023 at 4:30 p.m. at the Community Center as posted and identified on the published meeting agenda.

Attendance: The Regular Meeting of the Board of Directors of Stonegate North Villages Metropolitan District, Parker, Colorado, was called and conducted at the District Community Center located at 9550 Stonegate Parkway, Parker, CO 80134, in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

Jeni Reilly, Holly Kamm, Robert Vogel, and Vicky Strain were in attendance. Also, present were Elizabeth A. Dauer with Seter & Vander Wall, P.C; Jennifer Dulles with DStreet; Eric Weaver and Cheri Curtis with Marchetti & Weaver; and Mark L. Eames, PCAM with PCMS.

Roll Call and Call to Order:

Director J. Reilly confirmed a quorum was present for the purpose of conducting business and the meeting was called to order at 4:34 p.m. Director J. Reilly requested that Mr. Eames conduct the remainder of the meeting.

Approval of Agenda:

Mr. Eames asked if anyone on the Board had any changes to the meeting agenda. Upon motion duly made, seconded and with no comments, unanimously carried, the agenda was approved.

Disclosure of Potential Conflict Interest:

Mr. Eames noted that general disclosure statements have been filed as necessary on behalf of the members of the Board of Directors having conflicts of interest with the Office of the Colorado Secretary of State and with the Secretary of the District. Upon motion duly made, seconded, and unanimously carried, the Board directed that said general disclosures be incorporated herein.

Public Forum:

There were no requests to address the Board during the public forum session of the meeting.

Consent Agenda:

Items for Consent Agenda:

- A. Meeting Minutes of September 27, 2023
- B. Payment of Claims as of October 25, 2023
- C. September 30, 2023 Financial Reports
- D. Appointment of Vicky Strain as Secretary/Treasurer

Following discussion, upon a motion duly made and seconded and unanimously carried, the Board approved the Consent Agenda items A, B, C and D as presented.

Outside Professional Reports:

Communications and Branding Update:

Ms. Dulles provided a verbal update behalf of DStreet on what has transpired from a Branding and communications standpoint in the past month, including additional communication to the membership regarding the opening of the Community Center. Ms. Dulles went on the discuss the upcoming ADA required changes related to the District website and updated the Board on the progress made with the website from the temporary patch, that was approved at the last meeting of the Board.

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Outside Professional
Reports Continued:

2023 Budget
Amendment:

Mr. Eames opened the public hearing on the proposed amendment to the 2023 budget. Mr. Weaver reviewed the proposed amendment, as it related to additional income received from the Conservation Trust. Following discussion and upon motion duly made, seconded, and unanimously carried, the public hearing on the 2023 budget amendment was closed by Director J. Reilly. Upon motion duly made, seconded, and unanimously carried, the Board adopted a resolution approving the budget amendment and directed Marchetti & Weaver LLC to file the resolution with the Division of Local Government as required by statute. Director J. Reilly closed the Budget Amendment Hearing.

2023 Budget
Hearing:

Director J. Reilly opened the public hearing on the proposed 2023 budget. Mr. Eames reported that legal counsel was requested to publish notice of the public hearing in accordance with Colorado State Statutes. Director J. Reilly declared the public budget hearing closed.

Discussion ensued regarding estimated expenditures in the general fund, landscape recreation fund and the debt service fund. After a lengthy discussion, the Board unanimously agreed to continue the 2023 Budget Hearing to November 30, 2023 at 5:30 p.m., to be held at the District Community Center located at 9550 Stonegate Parkway, Parker, CO 80134

Accounting:

Mr. Weaver went on to review the 2023 audit proposals he had received. After a brief discussion, a motion was duly made, seconded and with no public comment unanimously passed to approve the Green and Associates, LLC at a total fee not to exceed \$ 8,000.00.

Legal Updates:

Dauer provided a brief review of the legal monthly report with the Board, and addressed questions. Dauer went on to note that the draft letter to be sent to the Stonegate Village Metropolitan District regarding the Stonegate North Villages Metropolitan District request to collect a CR Capital Recovery Fee-Community Center on each property in the Stonegate Village Metropolitan District, is being reviewed for final disbursement. It was also noted that legal counsel has been requested to put together an opinion letter regarding the upcoming ADA requirement changes for the District website, to include, but not limited to, responsibilities and liability exposures.

Dauer reported that the SBSA recently send a memo/offer to Mr. Eames regarding their original denial of the request to be a part of the settlement of the Contingency Cost Classification, which is under review for response to the Board by counsel.

Pool Project
Update:

The Board reviewed the monthly pool management report, 2023 main pool closing report, projected pool lifeguard contract extension for 2024 and suggested work orders for the pool in 2024 as prepared by Front Range Recreational Services.

Landscape
Update:

The Board reviewed the monthly landscape report as provided by Troy Friar with Rocky Mountain Custom Landscape.

Capital
Projects:

Director Reilly and Mr. Eames provided to the Board with updates related to the construction project.

District
Management:

Mr. Eames updated the Board on all various projects completed, and/or pending, along with all written or verbal request/recommendation to the Board of Directors, as provided to the Board in their monthly informational meeting packet.

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Adjournment:

Therefore, the meeting was adjourned at 7:26 p.m. The next scheduled meeting was set for November 30, 2023 at 5:30 p.m., with official notice to be posted on the District's website.

The foregoing constitutes a true and correct copy of the minutes of the above referenced meeting and was approved by the Board of Directors of the Stonegate North Villages Metropolitan District.

Mark L. Eames

Secretary or Authorized Agent for the District